



# PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Town Hall  
300 Tamalpais Drive  
Corte Madera, CA 94925-1418

**TOWN AGENCY:** CORTE MADERA PLANNING COMMISSION

**HEARING DATE:** TUESDAY, OCTOBER 25, 2016

**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL COUNCIL CHAMBERS, 300 TAMALPAIS DRIVE

**SUBJECT:** PUBLIC HEARING TO CONSIDER ADOPTION OF PROPOSED ZONING ORDINANCE AMENDMENTS TO CHAPTER 18.31 RELATED TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

**ZONE:** ALL SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL ZONES

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The Planning Commission will hold a public hearing on proposed zoning ordinance amendments to Chapter 18.31 of the Town of Corte Madera Municipal Code (CMMC). The public hearing will be held on October 25, 2016 at 7:30 PM at the Council Chambers of the Town Hall located at 300 Tamalpais Drive, Corte Madera, CA 94925. The Planning Commission will consider draft zoning ordinance amendments regarding accessory dwelling units and junior accessory dwelling units and may provide recommendations to the Town Council. A subsequent hearing before the Town Council is tentatively scheduled for November 15, 2016 and will be duly noticed in advance.

The Town's General Plan, Zoning Ordinance, and Housing Element encourage the creation of affordable housing through a variety of mechanisms including the development of Accessory Dwelling Units and Junior Accessory Dwelling Units. In September, the State of California passed three bills regarding Accessory Dwelling Units and Junior Accessory Dwelling Units (also referred to as second units and junior second units). In response, Staff has drafted amendments to the Town's existing Second Unit Ordinance (Chapter 18.31 CMMC) that incorporate changes required to conform to State law. Additionally, Staff has developed a new section defining Junior Accessory Dwelling Units and establishing standards for their creation. These proposed amendments reflect direction from the Planning Commission at their October 25, 2016 public meeting.

The amendments are within the scope of the Program EIR for the 2009 General Plan and the Planning Department recommends that no further environmental review is required for adoption of the zoning ordinance amendments pursuant to the California Environmental Quality Act (CEQA) Guidelines sections 15168 and 15162.

All persons interested in the foregoing are invited to appear before the Corte Madera Planning Commission at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this NOTICE, or in written correspondence delivered to the Town of Corte Madera at, or prior to, the public hearing. All written responses will become part of the public record. If you are interested in more information about this application, please contact the Corte Madera Planning Department at 927-5064. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Planning Department, Corte Madera Town Hall, 300 Tamalpais Drive.

I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Douglas Bush, Assistant Planner

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 415-927-5064. Notification two business days (the Friday before the meeting) prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.